Ford Foundation

Financing Community Development in Troubled Times
Troubled Times

- Neighborhood destabilization and desperation
- Capital is scarce and very hard to close
- Deal flow is a trickle
- Organizations struggling/vital functions lost
Organizational Impacts

• Smaller, weaker organizations struggling, merging, closing
• Losing some stronger organizations that got caught
• New partnerships
Response Frameworks

• Scarcity mentality: how do we compete with each other for fewer resources? vs
• Focus on increasing the size of the pie

• Fed, state and local budgets zero sum game so how to target and increase impact
• Is this a pause or a new market reality?
Critical moment for housing policy and community development finance

• ARRA, NSP, DOE funds still largely unspent
• Financial regulatory reform
• Federal agency cooperation
• How do we engage local voices and practitioners in change?
What does community development need to do now to prepare for the next wave of capital?

(as if managing cautiously and thinking ambitiously weren’t enough)